



## VILLA DEI FIORI



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 450,000

### Location

Country: Italy  
State/Region/Province: Umbria  
City: Perugia  
Posted: Jul 27, 2024

### Description:

This beautiful single villa is located in a private position with respect to the main road and neighbouring houses and enjoys an open view of the splendid surrounding hills. Built in the 1990s and enlarged in 1995 respecting the architectural style of the time, surrounded by 1,530 sqm of land, the property can be considered a true rarity for those who want to immerse themselves in the tranquillity of the typical Umbrian landscape, not far from the city centre of Perugia. The property is divided into three levels: ground floor, first floor and lower ground floor. On the ground floor, there is the entrance, a large living room, a kitchen with fireplace, a dining room, a hallway, a bathroom, two bedrooms, a veranda and the stairwell to access the other floors. On the first floor, partially attic, there are four bedrooms, two of which with large built-in wardrobes, three bathrooms and a laundry room, all separated by large hallways. On the ground floor, there is a large tavern, a bathroom and a technical room. All the rooms are extremely large and bright. The property has undergone partial expansion and internal renovation over time. Although the house requires some improvement work, particularly on the facade and fixtures, the internal finishes are excellent. In most of the rooms we find excellently crafted parquet, the bathrooms are in very good condition and elegant built-in wardrobes have been created in several rooms on the first floor. Outside, the garden is flat and several cars can be easily parked. The property also consists of an annex, with an independent entrance and garden of approximately 700 sqm, unfinished, 140 sqm over floors. It can be purchased together with the main villa, or it can be sold separately, as excellent privacy would be maintained, having 2 independent entrances. Price on request.

The house built in 1993 has been well maintained and is livable; working plumbing and electrical system.



Methane system. 2 new Vailant boilers serve the ground floor and first floor separately.

The house can be a primary residence given its proximity to Perugia, a second home being surrounded by greenery and silence but it can also be used for income, perhaps by creating an outdoor swimming pool.

A few km from the center of Perugia in a panoramic and quiet hillside position.

The Great Estate group carries out a technical due diligence on each property acquired, through the seller's technician, which allows us to know in detail the urban and cadastral status of the property. This due diligence may be requested by the customer at the time of a real interest in the property.

The property is registered in the name of a natural person.

New: Yes  
Built: 1993

### **Common**

Lot Size: 2300 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/KPMQ-T1905/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T1905/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 8847

